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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #:** V2014-24 **LEGISTAR: #20141205**

**LANDOWNERS:** Michelle T. Frank & Wendi G. Tillem  
1401 Barclay Circle  
Marietta, GA 30060

**APPLICANT:** Welcome Group of Hospitality, Inc.  
5500 Huntington Mist Drive  
Stone Mountain, GA 30087

**AGENT:** Mr. Garvis L. Sams, Jr.  
Sams Larkin Huff & Balli, LLP  
Suite 100  
376 Powder Springs Street  
Marietta, GA 30064-3448

**PROPERTY ADDRESS:** 2136 Kingston Court

**PARCEL DESCRIPTION:** Land Lot 07260, District 17, Parcel 0090

**AREA:** 1.638 acres **COUNCIL WARD:** 7

**EXISTING ZONING:** LI (Light Industrial)

**REQUEST:** OHR (Office High Rise)

**FUTURE LAND USE MAP:** RAC (Regional Activity Center)

**REASON FOR REQUEST:** The applicant is requesting to rezone this property in order to build a six story hotel.

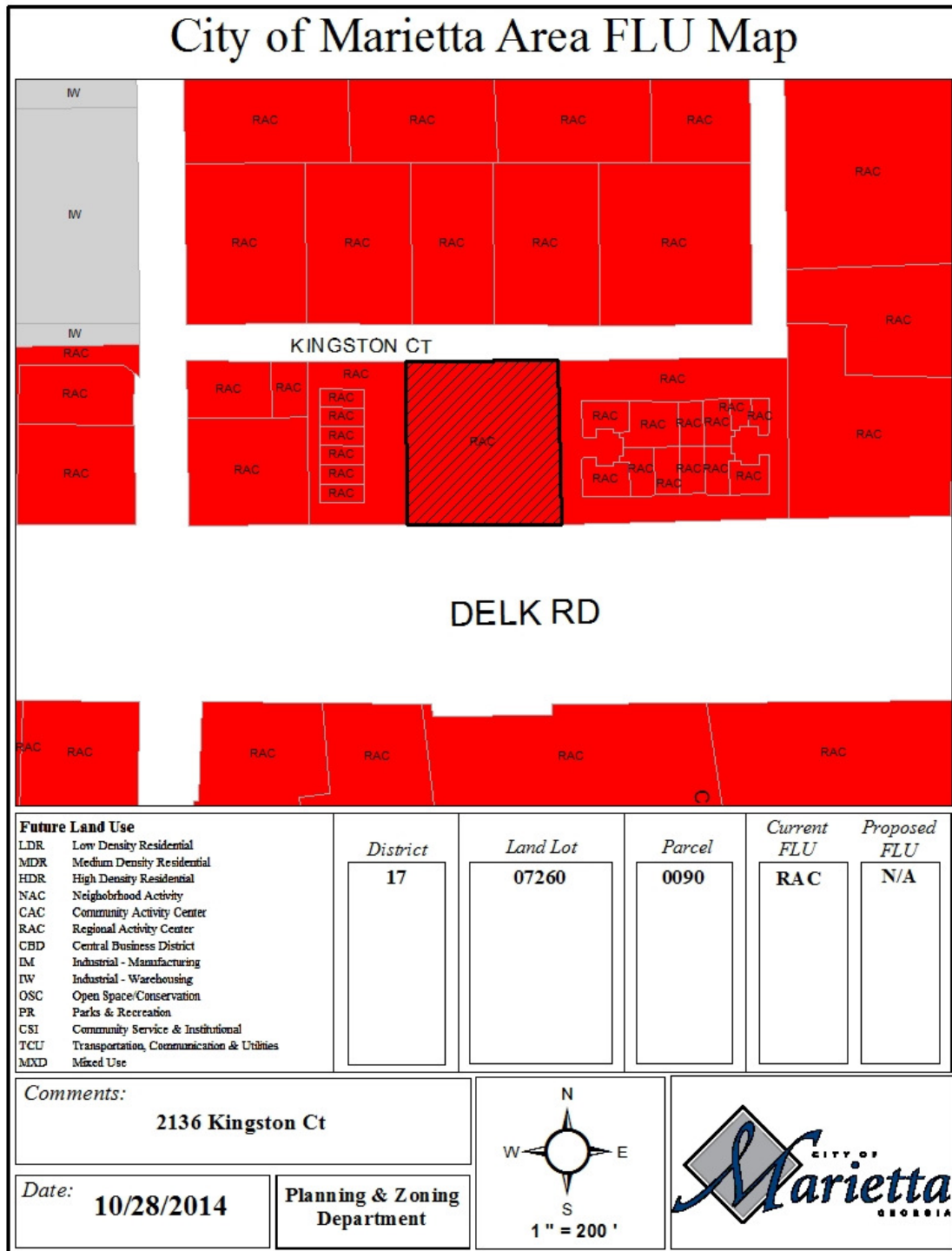
**PLANNING COMMISSION HEARING:** Tuesday, December 2, 2014 – 6:00 p.m.

**CITY COUNCIL HEARING:** Wednesday, December 10, 2014 – 7:00 p.m.

## MAP



## FLU MAP



## PICTURES OF PROPERTY



**View of 2136 Kingston Court from Kingston Court looking west**



**View of 2136 Kingston Court from Kingston Court**



**View of 2136 Kingston Court from Kingston Court looking east**



**View of rear of 2136 Kingston Court facing Delk Road**

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## STAFF ANALYSIS

### *Location Compatibility*

The applicant, Welcome Group of Hospitality, Inc., representing the property owners Michelle Frank and Wendi Tillem, is requesting to rezone a 1.638 acre property located at 2136 Kingston Court from LI (Light Industrial) to OHR (Office High Rise), with the intention of building a new Hampton Inn hotel. The property is located west of Interstate 75, and is adjacent to Delk Road near its intersection with Franklin Road. The subject property and all adjacent properties are zoned LI (Light Industrial). There are commercial properties zoned CRC at the intersection of Kingston Court, Franklin Road and Delk Road. At the end of Kingston Court is a vacant hotel building, zoned OHR, which was formerly a Holiday Inn.

### *Use Potential and Impacts*

The property lies in the middle of the block along Kingston Court and has been used for industrial purposes for many years - just as most of the area around Kingston Court has been used. Currently on the property there is a vacant building. That building is to be demolished, and the applicant plans to develop the property into a new six-story Hampton Inn.

The applicant has sent to the City a letter of expression of agreement with stipulations along with the application. The referenced stipulations, in part, state that they plan to construct a six (6) story hotel containing a maximum of 105 guest rooms and 106 parking spaces, with attendant landscaping. The applicant has specifically stipulated that the hotel will not offer or include any extended stay components. In addition, the architectural style and composition of the hotel shall be consistent with the architectural rendering/elevations that have been submitted.

The City of Marietta Comprehensive Plan and the Future Land Use map designate this property and all surrounding areas as Regional Activity Center (RAC). Regional Activity Center Districts are generally located along major arterials, highway interchanges and long high-capacity mass transit routes. Medium to high intensity office and/or retail should be encouraged in RAC districts. The zoning request to rezone to OHR to develop this property into a hotel would be consistent with the current designation.

### *Environmental Impacts*



There is no indication of any wetlands, streams, or endangered species existing on the property.

## STAFF ANALYSIS CONTINUED

### *Economic Functionality*

The property was most recently used as an office/warehouse building, but appears to be vacant at this time. Although the property can certainly continue to be used for industrial purposes under the current zoning classification, the location near Delk Road and I-75 also make the property attractive for commercial use, which more closely aligns with the designated future land use.

### *Infrastructure*

The redevelopment of this property from an industrial use to a hotel will increase traffic onto Kingston Court and place additional demand on public infrastructure. However, because of its location within a highly developed corridor, much of the affected infrastructure, such as water, sewer, fire services, etc., is already in place. The redevelopment of this property should not adversely impact the ability of the City to continue providing quality infrastructure services.

The Public Work Department has identified some issues that will need to be addressed, including:

- The minimum curb radius is 25 ft.; but the Fire Department may require 35 ft.
- A 5' sidewalk with 2' grass strip along the curb Kingston Court is required.
- If additional property is required in order for the sidewalk to remain within the right of way, then a Quit Claim deed will be required.
- Curb ramps must be located at all intersections within City right of way.

### *History of Property*

The City has no records of any rezonings, variances, or special land uses for this property.



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## ANALYSIS & CONCLUSION

The applicant Garvis Sams of Welcome Group of Hospitality, representing the property owners Michelle Frank and Wendi Tillem is requesting to rezone a 1.666 acre property located at 2136 Kingston Court from LI (Light Industrial) to OHR (Office High Rise). The intent is to renovate the current vacant building into a Hampton Inn Hotel. All surrounding and adjacent properties are zoned LI (Light Industrial). The southern portion of the parcel abuts Delk Road.

The property lies in the middle of the block along Kingston Court and has been used for industrial purposes for many years - just as most of the area around Kingston Court has been used. Currently on the property there is a vacant building. That building is to be demolished, and the applicant plans to develop the property into a new six-story Hampton Inn.

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Prepared by: \_\_\_\_\_

Approved by: \_\_\_\_\_



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## DATA APPENDIX

### ***CITY OF MARIETTA - WATER***

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Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	8-inch
Capacity of the water line?	Flow test required
Approximate water usage by proposed use?	Not provided

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### ***CITY OF MARIETTA - SEWER***

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Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	8-inch
Capacity of the sewer line?	Study may be required
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

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## DATA APPENDIX CONTINUED

### ***DRAINAGE AND ENVIRONMENTAL CONCERNS***

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Does flood plain exist on the property:	NO
What percentage of the property is in the flood plain?	---
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	NO
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	NO
Are there other topographical concerns on the parcel?	NO
Are the storm water issues related to the application?	NO
Potential presence of endangered species in the area?	NO

### ***Transportation***

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What is the road effected by the proposed change?	Kingston Court
What is the classification of the road?	Local
What is the traffic count for the road?	---
Estimated # of cars generated by the proposed development?	---
Estimated # of trips generated by the proposed development?	---
Do sidewalks exist in the area?	NO
Transportation improvements in the area?	NO
If yes, what are they?	---



- Site Plans will be required for construction. Plans must include, driveways, erosion-sedimentation-and pollution control plan, stormwater management (preventing concentrated flows from adjacent property), stormwater quality (bioretention or other), and any other applicable improvements required by City Code and Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal, if it is required. There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable at the property line, or into the street R.O.W. If easements are required for drainage through adjacent property, then the owner is to obtain. Pre-CN is allowed to be no higher than 74.
- Minimum curb radius is 25 ft. However, Fire Dept may require 35'.
- A 5' sidewalk with 2' grass strip along the curb Kingston Court is required. If additional R.O.W. is required in order for the sidewalk to remain in the R.O.W., then a Quit Claim deed will be required.
- Curb ramps to be located at all intersections within City Right-of-Way (see above).

### ***EMERGENCY SERVICES***

Nearest city or county fire station from the development?	Station 55
Distance of the nearest station?	0.5
Most likely station for 1 <sup>st</sup> response?	Station 55
Service burdens at the nearest city fire station (under, at, or above capacity)?	None
Additional comments:	None

### ***MARIETTA POWER - ELECTRICAL***

Does Marietta Power serve this site? Yes   X   No           

If not, can this site be served? Yes            No           

What special conditions would be involved in serving this site?

Additional comments: